




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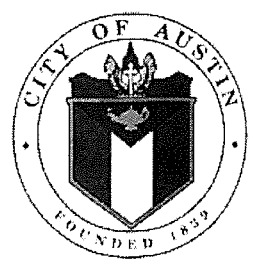
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0039
 LOCATION: 2529 Winsted Ln.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 133'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

MS
2

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # C15-2016-0039 ROW # 11500 565 Tax # 0117020215
NO MATCH IN TCAD

Section 1: Applicant Statement

Street Address: 2529 Winsted Lane, Austin, Texas 78703

Subdivision Legal Description:

Lot 205 & N25 FT of LOT 260 LESS E 14.7 FT AV Tarrytown Oaks

Lot(s): _____ Block(s): _____

Outlot: _____ Division: Tarrytown Oaks

Zoning District: SF-3-NP (West Austin Neighborhood Group)

I/We Farooq Balaparya on behalf of myself/ourselves as
authorized agent for _____ affirm that on

Month March, Day 15, Year 2016, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☒ Other: _____

Type of Structure: It is a detached, one bedroom, two story guest house in back of property

09/13/15

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

As approved, this structure required a 10 foot rear-yard setback. However, this was built by the previous owner, Edward Napoliello - not by me. A Board of Adjustment variance would be required and necessary to re-issue a permit for the structure that has already been built. I am trying to rectify the mistakes of the previous owner.

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The current regulations do not hinder the property, anyone else's property, or anyone else in any manner. The difference is that the code requires for it to be 10 feet; it is currently at 8 feet. Where the guest house is now, it is not in any way obstructing anything. I am trying to be in line with the city requirements and have been active in taking steps to remedy the situation at hand.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The guest house and the main house were previously owned by Edward and Tsina Napoliello. Edward Napoliello had a history of doing construction on the home but then letting the permits lapse. Moreover, in May 2015, Tsina filed for divorce and served Edward with divorce papers. He commenced to destroy the residence in damages worth \$60k. The home was deemed inhabitable. He has been charged with a felony for his actions (Case #:D-1-DC-16-300095)

b) The hardship is not general to the area in which the property is located because:

It is in the back of the main house, it does bother, hinder, or obstruct anyone else's property. It is only pertinent to my property and I am trying my best to make the property up to par of the neighborhood standards. I found out about the problem in March 2016, and am doing my best to fix it in an expedited manner. I have pictures of the extensive damage was caused by Napoliello, and I have spent 5 months working on making the property better.

25
4

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

It is in the back portion of the property, it has not caused anyone any type of damage or does not stand to be any sort of hinderance or bother to the neighborhood. Many homes on the same street have this type of setup - my problem is that it was built by someone who didnt know what he was doing and it is 2 feet off. It is roughly a 1000 sq feet guest house, and completely finished out. To tear it down and restart the construction on the guest house would not be prudent, in my professional opinion.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

3/5

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Farooq Balaparya Digitally signed by Farooq Balaparya
DN: cn=Farooq Balaparya, o=Birch Construction, ou,
email=farooq1234@hotmail.com, c=US
Date: 2016.03.15 12:37:09 -0500 Date: 03/15/2016

Applicant Name (typed or printed): Farooq Balaparya

Applicant Mailing Address: 2601 Birchleaf Trail

City: Austin State: Texas Zip: 78748

Phone (will be public information): (512) 554-3382

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: Farooq Balaparya Digitally signed by Farooq Balaparya
DN: cn=Farooq Balaparya, o=Birch Construction, ou,
email=farooq1234@hotmail.com, c=US
Date: 2016.03.15 12:36:16 -0500 Date: 03/15/2016

Owner Name (typed or printed): Farooq Balaparya

Owner Mailing Address: 2601 Birchleaf Trail

City: Austin State: Texas Zip: 78748

Phone (will be public information): (512) 554-3382

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

My understanding is that the previous owner (Wife) Tsina Napoliello can be present, if need be, to discuss how her husband would just haphazardly construct items and let permits lapse. She can also be present to discuss the damage he caused that I have had to repair (i.e. he ripped out the mater electrical breakers, ripped out the toilets and poured Quikrete down the copper pipes

Additional Space (continued)

3/5
6

smashed all the windows, ripped out all the appliances, urinated all over the home, etc). I sincerely hope that the Board sees that I am doing my best in order to make this home liveable again versus being an eyesore on the street.

SAVE

3/5
7

March 28, 2016

Via email: leane.heldenfels@austintexas.gov
Leane Heldenfels
City of Austin Development Services Department
P.O. Box 1088
Austin, Texas 78767

Re: Hardship letter with regards to Board of Variance Application and Hearing in reference to 2529 Winsted Lane, Austin, Texas 78703.

Esteemed Board of Variance Members:

My name is Farooq Balaparya. My wife, Meher Balaparya, and I have lived in Austin, Texas since the Spring of 1991. We moved to Austin from Boston, Massachusetts after the passing of our second daughter due to muscular dystrophy.

For the past fifteen years, I have been in the construction business. On October 23, 2015, my wife and I purchased 2529 Winsted Lane, from an individual who was going through a very volatile divorce, filled with family violence and multiple criminal charges. The property encompasses a main residence (approximately 1800 square feet), that has three bedrooms and one bathroom, along with a guest house. The guest house is a two-story structure, with a bedroom, laundry room, and master bathroom upstairs, and a loft-style living room on the first floor (approximately 1000 square feet). It is my understanding that the guest house has been built two feet off from its proper designation. The guest house was built by the previous owner.

From the get-go of the acquisition of the property, it has been an obstacle; property was drenched with urine (interior mainly), and then the subsequent result of an infest of aggressive insects and fleas due to this action by the previous owner. Then, when I began to tackle the repair and remodel processes, I discovered a multitude of permitting issues, including permits that has been applied for the previous owner but not completed, permits that had not been procured however work had been performed by the previous owner, and then mistakes by the previous owner with regards to electrical, plumbing, etc.

One by one, I have tackled and resolved each of the permit issues, and I am here today to resolve this permitting issue. Inspections were never called for by the previous owner, and when I attempted to do so, this is when this guest house problem was brought to my attention.

175
8

I did more research as to the details surrounding this mistake. The previous owner had procured a survey in 2006, and when compared to the survey I had received in 2015, the easements, property line designations, and setbacks are, in my humble reading of the two surveys, not in line with the 2015 survey. I do not have the answer as to why this happened and why the two surveys are different. However, I do understand that the previous owner relied on the 2006 survey and built the guest house in accordance with that. Therefore, looking at it an objective standpoint, it is neither the previous owner's fault nor mine. When someone orders a survey, it is heavily relied upon by a multitude of people.

When I acquired the property, I was not aware that there was a 2006 survey, or that the guest house was two feet off from where it should be located. Now, I am trying my very best to make everything proper with the City of Austin with the facts at hand. I have never been in this type of situation before, and I have done my very best to tackle the problem as soon as I found out about it.

The hardship portion of this application also has to do with the structure, in that it is not easily replaceable nor moveable. The guest house is surrounded by a sizeable deck, and it has been finished out by me prior to having knowledge of this issue. The deck was built by the previous owner, but I finished out the laundry room, master bathroom, and master closet on the second floor.

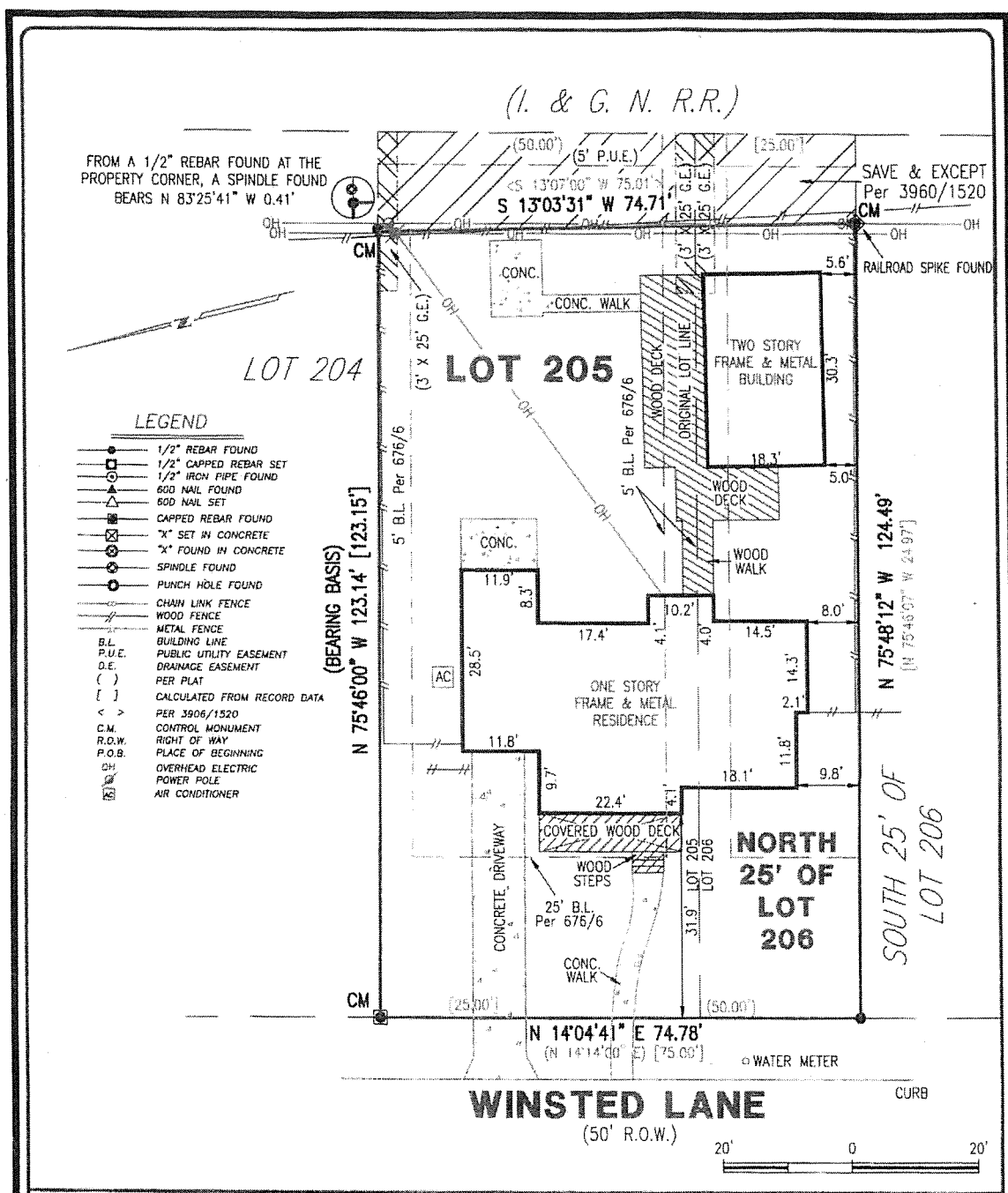
Lastly, as the pictures depict, the guest house is not a hinderance to any of the neighbors or to the public. From many angles, the guest house is not visible. Moreover, it adds value to the neighborhood as many of the homes have this type of setup. I understand aesthetically 2529 Winsted Lane is currently out of touch. I haven't had a chance to dive into that portion of it (i.e. making the entire property one color, re-doing the paint a lighter color in order to brighten up the property, painting the deck, re-doing the driveway, re-doing the French doors in the front breakfast room area, finishing the backyard, lawn renovation (including adding more trees, shrubs, flowers, etc.) Essentially, the curb appeal currently is below my standard of quality. However, this is why I am tackling logistics of the City of Austin first, and then my plan is to overhaul the property in order to make it, not only liveable, but to be apart of a long-standing highly regarded neighborhood.

I kindly am requesting that the Board of Variance accept and approve my application so that this matter can be resolved in an expedited manner.

Yours very truly,

Farooq and Meher Balaparya

25
9/15



Notes:

1) Subject to restrictions and easement rights as stated in V.676, P.6 Deed Records and in Book 4, Pages 146-147 Plat Records.

[Signature]

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO

CORRIDOR TITLE COMPANY

WFG NATIONAL TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE TO THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

STATE OF TEXAS
VICTOR M. GARZA
4740
LAND SURVEYOR

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0445H, DATED 09/26/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

STREET ADDRESS: 2529 WINSTED LANE CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS

LOT: LOT 205 & the North 25' of LOT 206 SUBMISSION: TARRYTOWN OAKS VOL/CAR 4 PG/S/D 146-147 PLAT RECORDS

SAVE & EXCEPT 1085 SQ.FT. PORTION Per V.3906, P.1520 DEED RECORDS

REFERENCE NAME: MOHAMMAD F. BALAPARYA

G.F. #: 15-1173-A

B & G

B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM

1404 West North Loop Blvd.

Austin, Texas 78756

Office 512*458-6969, Fax 512*458-9845

JOB #: B1006215_TA

DATE: 10/14/15

SCALE: 1"=20'

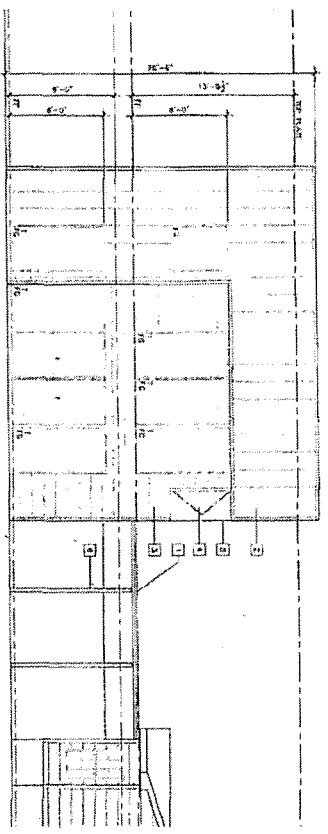
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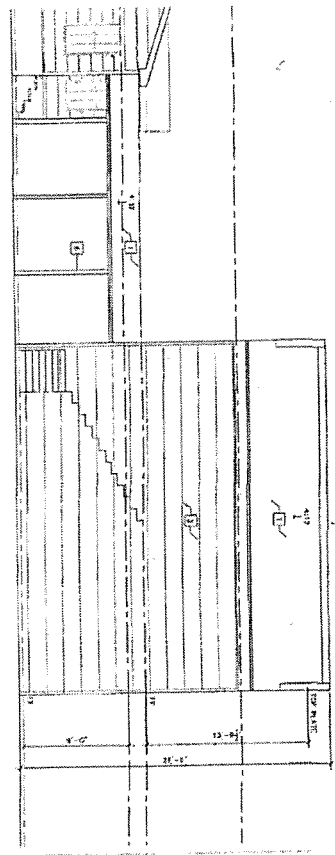
All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

JUN 22 2011
173-215
JGM

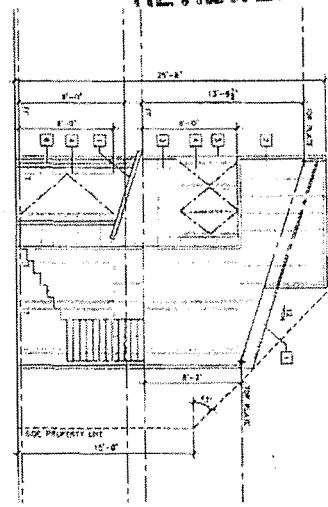
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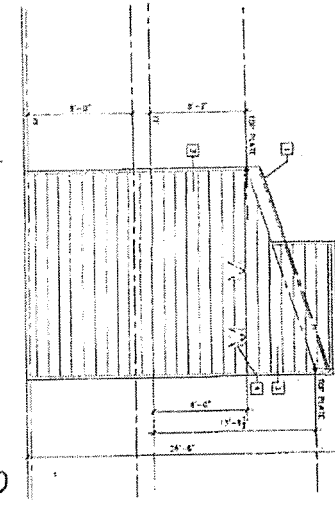
LEFT ELEVATION SCALE: 1/8" = 1'-0" 2



RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0"



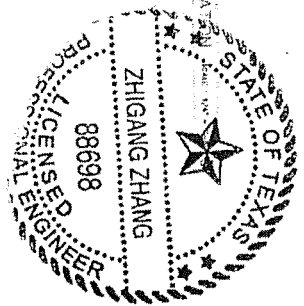
FRONT ELEVATION SCALE: 1/8" = 1'-0" 1



REAR ELEVATION

REVIEWED FOR ZONING ONLY

WBS 8/16/11



zhigang zhang

08/04/11

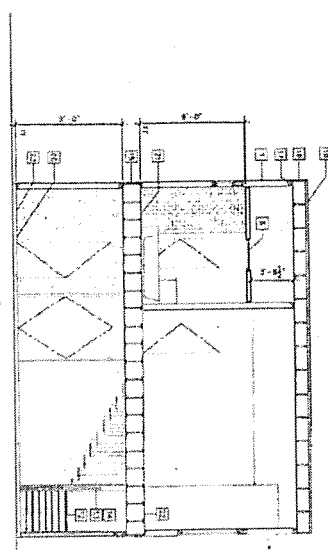
- ELEVATION NOTES
- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 - 2. FINISH GRADE IS INDICATED BY A DOTTED LINE.
 - 3. UNLESS OTHERWISE NOTED, ALL MATERIALS ARE TO BE STANDARD.
 - 4. ALL ROOFS ARE TO BE 12:12 PITCH UNLESS NOTED OTHERWISE.
 - 5. ALL FLOORS ARE TO BE 4" THICK CONCRETE SLAB ON GRADE.
 - 6. ALL WALLS ARE TO BE 8" THICK CONCRETE BLOCK.
 - 7. ALL DOORS AND WINDOWS ARE TO BE STANDARD.
 - 8. ALL STAIRS ARE TO BE 12" WIDE.
 - 9. ALL ROADS ARE TO BE 12" WIDE.
 - 10. ALL UTILITIES ARE TO BE 12" WIDE.

2529 WINSTED LANE
AUSTIN TX

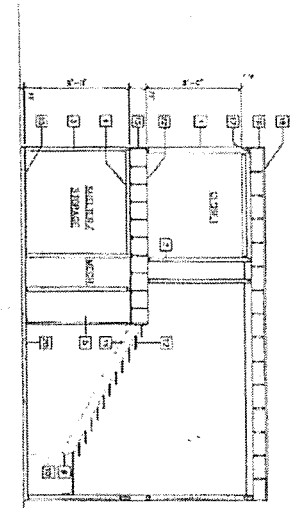
ELEVATIONS

A-2

2/13/15



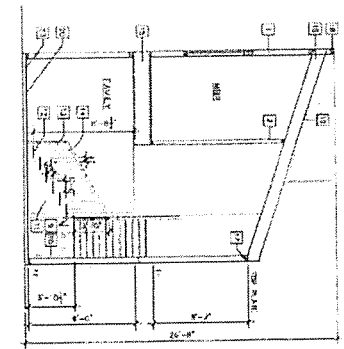
SECTION B



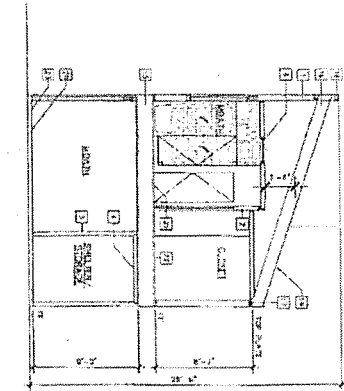
SECTION A

REVIEWED FOR ZONING ONLY

WVK 5/16/11



SECTION B



SECTION A



0809/11
Zigang Zhang

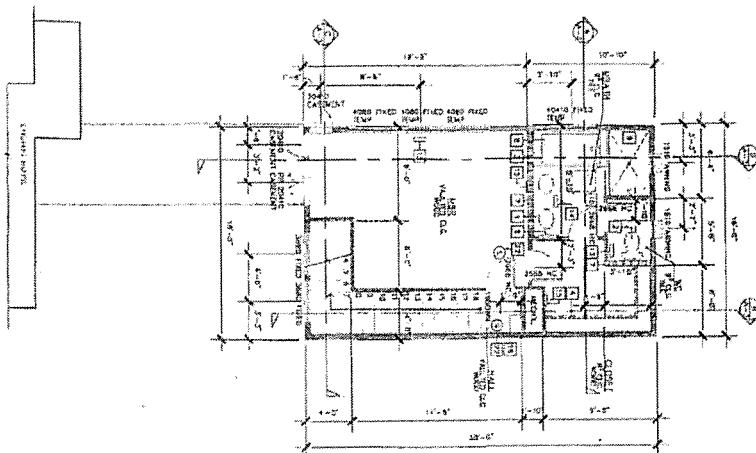
SECTION NOTES

1. SEE WALLS
2. SEE FOUNDATION WALLS
3. 4" MINIMUM THICK CONCRETE WALLS
4. 4" CONCRETE SLABS AT STAIRS/LOBBIES
5. 4" CONCRETE CHIMNEYS
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2529 WINSTED LANE
AUSTIN TX

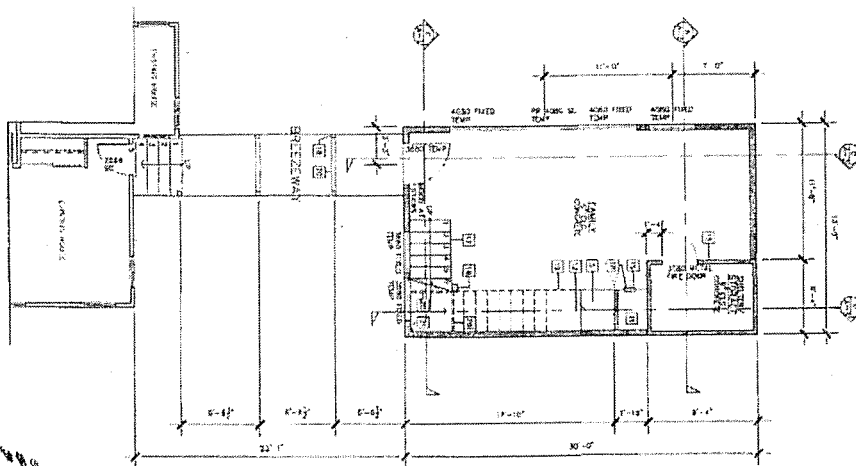
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13/25

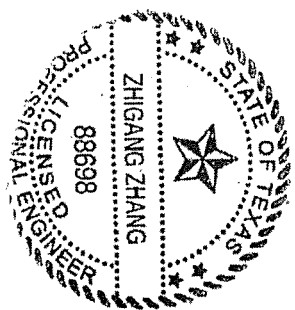


REVIEWED FOR ZONING ONLY

WJM 8/16/11



- FLOOR PLAN NOTES**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 3. ALL DOORS ARE 3'0" WIDE UNLESS NOTED OTHERWISE.
 4. ALL WINDOWS ARE 6'0" WIDE UNLESS NOTED OTHERWISE.
 5. ALL FLOORS ARE CONCRETE UNLESS NOTED OTHERWISE.
 6. ALL ROOFS ARE FLAT UNLESS NOTED OTHERWISE.
 7. ALL CEILING ARE 8'0" HIGH UNLESS NOTED OTHERWISE.
 8. ALL LIGHTING IS TO BE PROVIDED BY THE OWNER.
 9. ALL MECHANICAL EQUIPMENT IS TO BE PROVIDED BY THE OWNER.
 10. ALL SANITARY AND VENTILATION SYSTEMS ARE TO BE PROVIDED BY THE OWNER.
 11. ALL EXTERIOR FINISHES ARE TO BE PROVIDED BY THE OWNER.
 12. ALL INTERIOR FINISHES ARE TO BE PROVIDED BY THE OWNER.
 13. ALL PAINTS ARE TO BE PROVIDED BY THE OWNER.
 14. ALL GLASS IS TO BE PROVIDED BY THE OWNER.
 15. ALL METALS ARE TO BE PROVIDED BY THE OWNER.
 16. ALL WOOD IS TO BE PROVIDED BY THE OWNER.
 17. ALL OTHER MATERIALS ARE TO BE PROVIDED BY THE OWNER.
 18. ALL UTILITIES ARE TO BE PROVIDED BY THE OWNER.
 19. ALL STRUCTURAL REQUIREMENTS ARE TO BE PROVIDED BY THE OWNER.
 20. ALL OTHER REQUIREMENTS ARE TO BE PROVIDED BY THE OWNER.



08/09/11
Zhigang Zhang

SECOND FLOOR PLAN SHEET NO. 2

FIRST FLOOR PLAN SHEET NO. 1

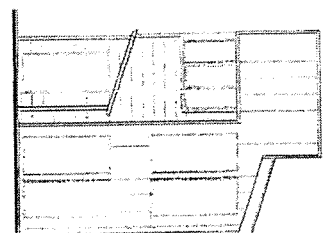
2529 WINSTED LANE
AUSTIN TX

FIRST FLOOR PLAN
SECOND FLOOR PLAN

A-1

19/3

08/09/2011
Zhigang Zhang

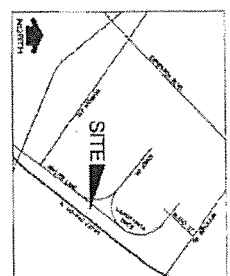


2529 WINSTED LANE
AUSTIN, TEXAS 78703

SHEET INDEX

ARCHITECTURAL
1. SITE PLAN
2. FLOOR PLANS
3. ELEVATIONS
4. SECTION

VICINITY MAP



PROJECT TEAM

ARCHITECT
2529 WINSTED LANE
AUSTIN, TEXAS 78703
PHONE: (512) 452-1234
FAX: (512) 452-1235
WWW: WWW.ZHIGANGZhang.COM

REVIEWED FOR ZONING ONLY

WAK 8/16/11

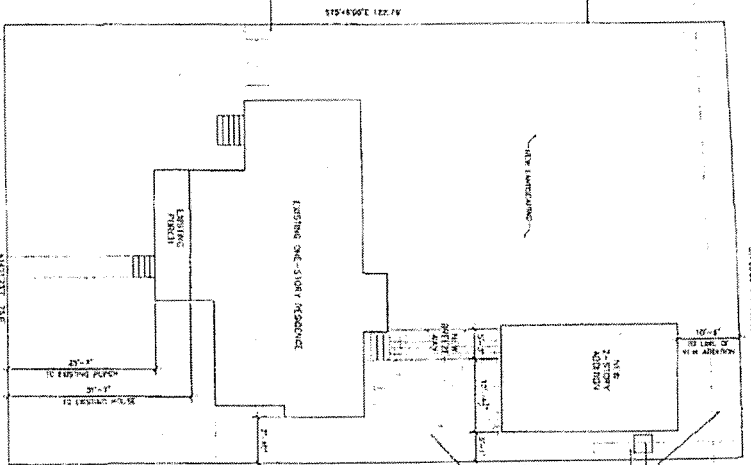
PROJECT DESCRIPTION

THE PROJECT IS A 25,000 SQ. FT. OFFICE BUILDING WITH 100 WORKSTATIONS. THE BUILDING WILL BE A ONE-STOREY STRUCTURE WITH A FLAT ROOF. THE BUILDING WILL BE CONSTRUCTED ON A 1.5 ACRE SITE. THE PROJECT IS SCHEDULED TO BE COMPLETED BY THE END OF 2011.



WINSTED LANE

Site Plan
1/8" = 1'-0"

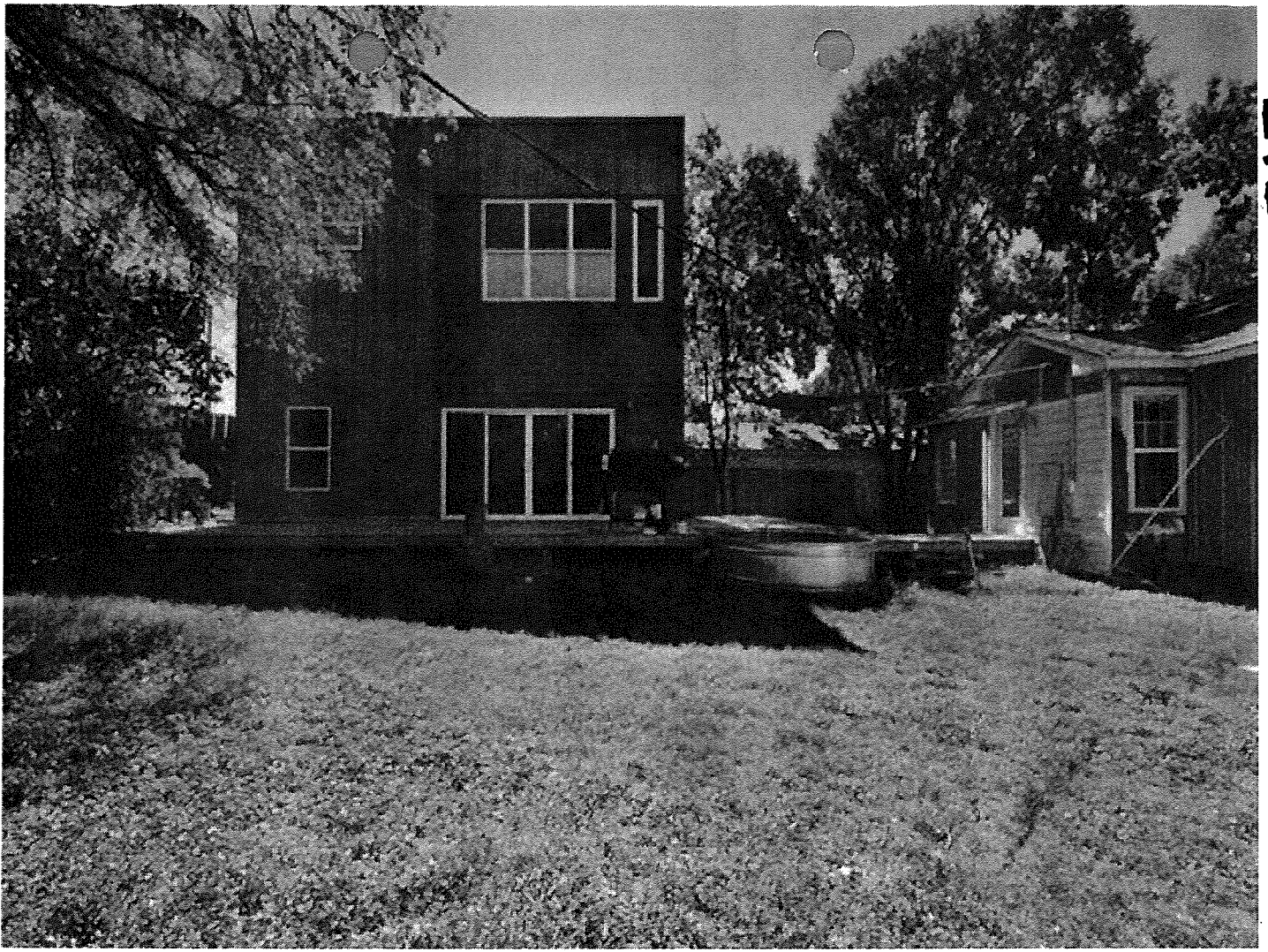


- 1. LOT COVERAGE: 100%
- 2. LOT AREA: 1.5 ACRES
- 3. LOT FRONTAGE: 150'-0"
- 4. LOT DEPTH: 100'-0"
- 5. LOT AREA: 15,000 SQ. FT.
- 6. LOT FRONTAGE: 150'-0"
- 7. LOT DEPTH: 100'-0"
- 8. LOT AREA: 15,000 SQ. FT.
- 9. LOT FRONTAGE: 150'-0"
- 10. LOT DEPTH: 100'-0"
- 11. LOT AREA: 15,000 SQ. FT.
- 12. LOT FRONTAGE: 150'-0"
- 13. LOT DEPTH: 100'-0"
- 14. LOT AREA: 15,000 SQ. FT.
- 15. LOT FRONTAGE: 150'-0"
- 16. LOT DEPTH: 100'-0"
- 17. LOT AREA: 15,000 SQ. FT.
- 18. LOT FRONTAGE: 150'-0"
- 19. LOT DEPTH: 100'-0"
- 20. LOT AREA: 15,000 SQ. FT.

2529 WINSTED LANE
AUSTIN TX

2529 WINSTED LANE
SITE PLAN

T-1



15/35

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "A"

PR Number 11-071765

Building Permit No. _____

Plat No. _____ Date 8/10/11Reviewer B. H.

PRIMARY PROJECT DATA

Service Address 2529 Winsted Ln.

Tax Parcel No. _____

Legal Description _____

Lot _____ Block _____ Subdivision _____ Section _____ Phase _____

If in a Planned Unit Development, provide Name and Case No. _____

(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work _____

Remodel (specify) _____

☐ New Residence☐ Duplex☐ Garage ☐ attached ☐ detached☐ Carport ☐ attached ☐ detached☐ Pool☒ Addition (specify) 2 story addition @ rear of house

Other (specify) _____

Zoning (e.g. SF-1, SF-2...) SF-1- Height of Principal building 15 ft. # of floors 1 Height of Other structure(s) 20 ft. # of floors 2- Does this site currently have water and wastewater availability? ☒ Yes ☐ No. **If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.**- Does this site have a septic system? ☐ Yes ☒ No. **If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.**Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentationWill this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ NoDoes this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ NoIs this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☐ Yes ☐ No

VALUATIONS FOR REMODELS ONLY

Building \$ 15,000
 Electrical \$ 500
 Mechanical \$ 2000
 Plumbing \$ 500
 Driveway/
 Sidewalk \$ N/A
 TOTAL \$ 18,000
 (labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 9,327 sq. ft.
 Job Valuation - Principal Building \$ _____
 (Labor and materials)
 Job Valuation - Other Structure(s) \$ _____
 (Labor and materials)

TOTAL JOB VALUATION
 (sum of remodels and additions)
 \$ \$18,000
 (Labor and materials)

PERMIT FEES

(For office use only)

	NEW/ADDITIONS	REMODEL
Building	\$ <u>200.00</u>	\$ _____
Electrical	\$ <u>57.00</u>	\$ _____
Mechanical	\$ <u>44.00</u>	\$ _____
Plumbing	\$ <u>47.00</u>	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>Ed Napolietto</u>	Telephone (h) <u>748 1424</u> (w) _____
BUILDER	Company Name <u>N/A</u>	Telephone _____
	Contact/Applicant's Name _____	Pager _____
DRIVEWAY/ SIDEWALK	Contractor <u>self</u>	FAX _____
		Telephone _____
CERTIFICATE OF OCCUPANCY	Name <u>Ed Napolietto</u>	Telephone <u>748 1424</u>
	Address <u>2529 Winsted Ln.</u>	City <u>Austin</u> ST <u>TX</u> ZIP <u>787</u>

If you would like to be notified when your application is approved, please select the method:

☐ telephone☒ e-mail:ed@bigskyshade.comYou may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

